

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Westmoreland County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$25,483,076**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
<b>Program Progress:</b>			PJs in State: <b>29</b>				
% of Funds Committed	<b>96.51</b> %	<b>99.53</b> %	<b>25</b>	<b>96.45</b> %	<b>50</b>	<b>48</b>	
% of Funds Disbursed	<b>92.18</b> %	<b>93.38</b> %	<b>19</b>	<b>87.93</b> %	<b>64</b>	<b>62</b>	
Leveraging Ratio for Rental Activities	<b>1.92</b>	<b>4.82</b>	<b>22</b>	<b>4.73</b>	<b>22</b>	<b>27</b>	
% of Completed Rental Disbursements to All Rental Commitments***	<b>76.58</b> %	<b>93.07</b> %	<b>28</b>	<b>83.38</b> %	<b>19</b>	<b>18</b>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<b>48.76</b> %	<b>72.02</b> %	<b>28</b>	<b>70.15</b> %	<b>15</b>	<b>17</b>	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	<b>72.95</b> %	<b>81.70</b> %	<b>22</b>	<b>80.67</b> %	<b>22</b>	<b>22</b>	
% of 0-30% AMI Renters to All Renters***	<b>29.51</b> %	<b>37.14</b> %	<b>20</b>	<b>45.30</b> %	<b>19</b>	<b>22</b>	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	<b>92.62</b> %	<b>98.39</b> %	<b>27</b>	<b>95.32</b> %	<b>21</b>	<b>22</b>	
<b>Overall Ranking:</b>			In State: <b>28 / 29</b>	Nationally:	<b>10</b>	<b>14</b>	
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	<b>\$30,579</b>	<b>\$19,552</b>		<b>\$26,635</b>	<b>244</b> Units	<b>21.60</b> %	
Homebuyer Unit	<b>\$50,892</b>	<b>\$16,147</b>		<b>\$14,938</b>	<b>59</b> Units	<b>5.20</b> %	
Homeowner-Rehab Unit	<b>\$13,692</b>	<b>\$16,057</b>		<b>\$20,675</b>	<b>505</b> Units	<b>44.60</b> %	
TBRA Unit	<b>\$4,349</b>	<b>\$5,906</b>		<b>\$3,216</b>	<b>324</b> Units	<b>28.60</b> %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Westmoreland County Consortium PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$88,109	\$125,197	\$20,630
<b>State:*</b>	\$97,193	\$39,590	\$16,244
<b>National:**</b>	\$95,185	\$74,993	\$23,434

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 2.1 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.94

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">87.2</span>	<span style="border: 1px solid black; padding: 2px;">79.7</span>	<span style="border: 1px solid black; padding: 2px;">92.4</span>	<span style="border: 1px solid black; padding: 2px;">88.7</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">25.7</span>	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">15.9</span>	<span style="border: 1px solid black; padding: 2px;">29.2</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">15.3</span>	<span style="border: 1px solid black; padding: 2px;">7.6</span>	<span style="border: 1px solid black; padding: 2px;">8.5</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">29.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">39.6</span>	<span style="border: 1px solid black; padding: 2px;">32.1</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">32.7</span>	<span style="border: 1px solid black; padding: 2px;">52.5</span>	<span style="border: 1px solid black; padding: 2px;">14.9</span>	<span style="border: 1px solid black; padding: 2px;">24.5</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">9.3</span>	<span style="border: 1px solid black; padding: 2px;">32.2</span>	<span style="border: 1px solid black; padding: 2px;">26.4</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">3.4</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">10.4</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.8</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">48.7</span>	<span style="border: 1px solid black; padding: 2px;">13.6</span>	<span style="border: 1px solid black; padding: 2px;">41.2</span>	<span style="border: 1px solid black; padding: 2px;">66.0</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">75.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">15.5</span>	<span style="border: 1px solid black; padding: 2px;">20.3</span>	<span style="border: 1px solid black; padding: 2px;">25.2</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">23.9</span>	<span style="border: 1px solid black; padding: 2px;">28.8</span>	<span style="border: 1px solid black; padding: 2px;">14.1</span>	<span style="border: 1px solid black; padding: 2px;">10.4</span>	Other:	<span style="border: 1px solid black; padding: 2px;">0.4</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">6.2</span>	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">4.7</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">23.9</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">10.2</span>	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">6.8</span>	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>			<span style="border: 1px solid black; padding: 2px;">66</span>	

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westmoreland County Consortium

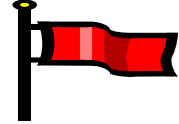
State: PA

Group Rank: 10  
 (Percentile)

State Rank: 28 / 29 PJs

Overall Rank: 14  
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	<b>76.58</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	<b>48.76</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>72.95</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	<b>92.62</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	<b>1.61</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

